

STATE MS.-DE SOTO CO.

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SEP 19 10 35 AM '96

JAMES W. AMOS, TRUSTEE,

GRANTOR

TO

BK 306 PG 548  
W.E. DAVIS CH. CLK. TRUSTEE'S DEED

JONATHAN E. ELLIS, ET UX,

GRANTEES

Default having been made in the payment of the debt and obligations secured to be paid in that certain deed of trust executed the 9th day of December, 1994, by Marvin F. Jones and wife, Valerie T. Jones, to James W. Amos, Trustee, for the benefit of A. J. Ellis, Inc., a Mississippi Corporation, which deed of trust is recorded in Deed of Trust Book 783, Page 187, said deed of trust having been previously recorded in Deed of Trust Book 768, Page 150; and

WHEREAS, default having been made in the terms and conditions of said deed of trust, and the entire debt secured having been declared to be due and payable in accordance with the terms of said deed of trust, and the holder of said indebtedness having requested the undersigned trustee to execute the trust and sell said land in accordance with the terms of said deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees, and expenses of sale.

NOW, THEREFORE, in consideration of the premises, I, James W. Amos, Trustee, pursuant to said request did on the 13th day of September, 1996 within legal hours at the East door of the Courthouse for DeSoto County, Mississippi, at Hernando, Mississippi, did offer for sale and sell at public auction to

Jonathan E. Ellis and wife, Sheila C. Ellis, they being the highest and best bidders for cash at and for the sum of Fifteen Thousand Five Hundred Twenty Four and 15/100 Dollars (\$15,524.15), the following described property lying and being situated in DeSoto County, Mississippi, more particularly described as follows:

See attached Exhibit "A" for property description.

The time, terms and places of sale were duly advertised for four (4) consecutive weeks immediately preceding the said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof and by posting a notice of said sale upon the bulletin board at the Courthouse in said County on the 13th day of August, 1996, and said notice remaining upon said bulletin board until the date of the sale of said land.

NOW, THEREFORE, in consideration of the premises and the payment to me in the sum of Fifteen Thousand Five Hundred Twenty Four and 15/100 Dollars (\$15,524.15) by Jonathan E. Ellis and wife, Sheila C. Ellis, the receipt of which is hereby acknowledged, I, James W. Amos, Successor Trustee, do hereby sell and convey to Jonathan E. Ellis and wife, Sheila C. Ellis, the land hereinabove

Part of the Northeast Quarter of the Northeast Quarter of Section 20, Township 2 South, Range 5 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at a point commonly accepted as the Northeast Corner of said quarter section; thence run South 85 degrees 35 minutes 14 seconds West a distance of 397.73 feet along the North line of said quarter section to the Point of Beginning; thence run South 05 degrees 16 minutes 16 seconds East a distance of 110.01 feet to a point; thence run North 85 degrees 35 minutes 14 seconds East a distance of 397.73 feet to a point on the East line of said quarter section to a point; thence run South 05 degrees 16 minutes 16 seconds East a distance of 124.13 feet along said East line to a point; thence run South 85 degrees 35 minutes 14 seconds West a distance of 745.99 feet to a point; thence run North 05 degrees 16 minutes 16 seconds West a distance of 234.14 feet to a point on the North line of said quarter section; thence run North 85 degrees 35 minutes 14 seconds East a distance of 348.26 feet along said North line to the Point of Beginning and containing 3.00 acres. Bearings are based on true North as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated August 5, 1994.

Also, Grantor does hereby convey and quitclaim unto Grantees a strip of land 124.13 feet in length and being all of the land lying between the 124.13 East line of the hereinabove described property and the West right-of-way line of Red Banks Road.

EXHIBIT "A"

described.

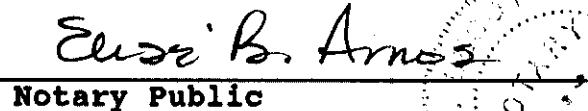
WITNESS my signature this the 13th day of September, 1996.

  
JAMES W. AMOS, Trustee

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named JAMES W. AMOS, Trustee, who acknowledged that he signed and delivered the above and foregoing TRUSTEE'S DEED on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed in his capacity as trustee after being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 13th day of September, 1996.

  
Notary Public

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 29, 2000  
BONDED THRU STEGALL NOTARY SERVICE

Address of Grantor: 2430 Caffey St., Hernando, MS 38632  
Residence Phone: (601)-429-7115  
Business Phone: (601)-429-7873

Address of Grantees: 2983 Red Banks Rd., Byhalia, MS 38611  
Residence Phone: (601)-838-9078  
Business Phone: None

Prepared by: James W. Amos, Attorney at Law, MSB #1559  
2430 Caffey St., Hernando, MS 38632  
Phone: (601)-429-7873



# DeSOTO TIMES

"Dedicated to the people and progress of DeSoto County"

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

DANA LONG personally appeared before me the undersigned authority in and for said County and State and states on oath that she is the CLERK of the DeSoto Times, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

Volume No. 101 on the 28 day of Aug, 19 96

Volume No. 101 on the 29 day of Aug, 19 96

Volume No. 101 on the 5 day of Sept, 19 96

Volume No. 101 on the 12 day of Sept, 19 96

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Dana Long  
(TITLE)

Sworn to and subscribed before me, this 12 day of Sept, 19 96

Barbara J. Burkeen

BY Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE

MY COMMISSION EXPIRES: OCT. 31, 1998

My commission expires: BONDED THRU NOTARY PUBLIC UNDERWRITERS

A. Single first insertion of 505 words @ .08 \$ 40.40  
B. 3 subsequent insertions of 1515 words @ .05 \$ 75.75  
C. Making proof of publication and depositing to same \$ \$1.00

TOTAL PUBLISHER'S FEE: \$ 117.15

**TRUSTEE'S NOTICE OF SALE**

Default having been made in the payment of the debt and obligations secured to be paid in that certain Deed of Trust executed the 16th day of June, 1995, by Marvin F. Jones and wife, Valerie T. Jones, to James W. Amos, Trustee, for the benefit of A. J. Ellis, Inc., a Mississippi Corporation, and as said Deed of Trust appears of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Real Estate Deed of Trust Book 783, Page 187, said Deed of Trust having been previously recorded in Deed of Trust Book 788, Page 150; and

WHEREAS, the owner of the debt secured having requested the undersigned to execute the trust and to sell said land and property described in said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Trustee's fees, and expenses of sale, all of said indebtedness having matured by default in the terms of said Deed of Trust, I, James W. Amos, Trustee, will, on the 13th day of September, 1996, offer for sale at public outcry and sell within legal hours at the East door of the Courthouse for DeSoto County, Mississippi, at Hernando, Mississippi, to the highest and best bidder for cash, the following described property situated in DeSoto County, Mississippi, more particularly described as follows:

Part of the Northeast Quarter of the Northeast Quarter of Section 20, Township 2 South, Range 5 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at a point commonly accepted as the Northeast Corner of said quarter section; thence run South 85 degrees 35 minutes 14 seconds West a distance of 397.73 feet along the North line of said quarter section to the Point of Beginning; thence run South 05

degrees 16 minutes 16 seconds East a distance of 110.01 feet to a point; thence run North 85 degrees 35 minutes 14 seconds East a distance of 397.73 feet to a point on the East line of said quarter section to a point; thence run South 05 degrees 16 minutes 16 seconds East a distance of 124.13 feet along said East line to a point; thence run South 85 degrees 35 minutes 14 seconds West a distance of 745.99 feet to a point; thence run North 05 degrees 16 minutes 16 seconds West a distance of 234.14 feet to a point on the North line of said quarter section; thence run North 85 degrees 35 minutes 14 seconds East a distance of 348.26 feet along said North line to the Point of Beginning and containing 3.00 acres. Bearings are based on true North as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated August 5, 1994.

Also, Grantor does hereby convey and quitclaim unto Grantees a strip of land 124.13 feet in length and being all of the land lying between the 124.13 East line of the hereinabove described property and the West right-of-way line of Red Banks Road.

I will convey only such title as is vested in me as Trustee.

WITNESS my signature this the 13th day of August, 1996.

JAMES W. AMOS, TRUSTEE  
Aug. 22, 29, Sept. 6, 12, 1996 605